



Town of Uxbridge
Zoning Board of Appeals
21 So. Main St.
Uxbridge, MA 01569
(508) 278.6487

August 20, 2008

AGENDA

The Town of Uxbridge Zoning Board of Appeals will hold a meeting on Wednesday, August 20, 2008, at 7:00 PM in the Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA, to review the following:

PUBLIC HEARINGS:

FY 09-03 Variance: The applicant/owner of record Ms. Debra Dionne is seeking a Variance from the frontage, square footage and left side setback requirements of the Zoning By-laws on property located at 46 Hartford Avenue East, shown on Assessor's Map 12D, Parcel 2050. The property is located in the Residence A Zoning District and lacks the required frontage of 125 feet, the required one acre of land area and the required 25' left side setback. The plot plan shows 59.58' frontage, 6,970 square feet area and 15' for the left side setback. The applicant proposes to expand the existing structure by constructing a 14' x 40' addition to a single family dwelling on the non-conforming lot.

FY 09-04 Variance: The applicant/owner of record Mr. David W. Riley, Trustee of the Riley Realty Trust is seeking a Determination from the Zoning Board of Appeals on property located at 451 Hazel Street, shown on Assessor's Map 23, Parcel 184 and located in the Agricultural Zoning District. According to the Zoning Bylaws, the Agricultural Zoning District requires 300' frontage; the Assessor's map shows 90 feet, leaving a shortage of 210 feet. A Zoning decision dated August 2003 allowed a Variance to create one conforming lot and one nonconforming lot. The 2 lots were created October 2003 when the Planning Board endorsed a plan of land. The Building Inspector recently determined that the Variance was not exercised within the one year time period and therefore it is now being re-applied for.

FY 09-05 Variance: The applicants/owners of record (Stephen Whitmore, Donna Blanchflower-Fisher, Hurley Silbor, Jr and Jean Silbor) are seeking a Variance from the frontage and right side setback requirements of the Zoning By-laws on property located at 139 Hazel Street, shown on Assessor's Map 18C, Parcel 3471. The property is located in the Residence B Zoning District and lacks the required frontage of 185 feet and the required right side setback of 25 feet. The plot plan shows 100' frontage and 13.8' right side setback. This is a pre-existing non-conforming lot. The existing right side property line currently passes through the dwelling unit. This variance would allow a subdivision application to be filed in order to move the side lot line so that it no longer passes through the existing structure.

OTHER BUSINESS:

- **Reorganization**
- **Taft Hill Manor – Special Permit issued January '99 – Review project update**
- **Meeting with Board of Selectmen - update**
- **Review of Bylaws and Regulations**
 - Use Regulation Table
 - Definitions
 - Trailer provisions
 - Accessory Uses/Structures
 - And any other proposed revisions that may come before the Board
- **Minutes, Bills, Correspondence**

Executive Session Pursuant to MGL C.39, Subsection 23B #3 – To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the governmental body.

Respectfully submitted,
Uxbridge Zoning Board of Appeals